

# LOCAL REVIEW BODY



200295/DPP– Review against refusal of planning permission  
for:

*“Formation of dormers to front and rear”*

at: 6 Hammerfield Avenue, Aberdeen

# Location Plan



# Location Plan



# Aerial Photo



GREAT WESTERN ROAD

SOUTH ANDERSON DRIVE

HAMMERFIELD AVENUE

DUTHIE TERRACE

CRANFORD ROAD

# Site Photo - Front



# Site Photos - Rear



# Front (E) elevation

EXISTING

PROPOSED

FINISHES:-

PITCHED ROOF - NATURAL SLATE

FLAT ROOF - SANRAFIL MEMBRANE - GREY

FASCIA - TIMBER - WHITE

RAINWATER GOODS - UPVC - BLACK

HAFFIT - NATURAL SLATE



# Rear (W) elevation

EXISTING



PROPOSED



## FINISHES:-

PITCHED ROOF - NATURAL SLATE

FLAT ROOF - SANRAFIL MEMBRANE - GREY

FASCIA - TIMBER - WHITE

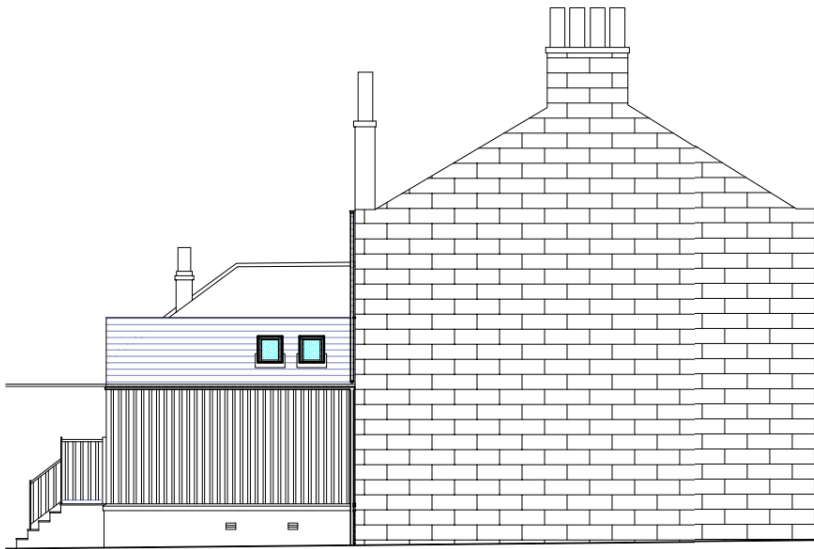
RAINWATER GOODS - UPVC - BLACK

HAFFIT - NATURAL SLATE

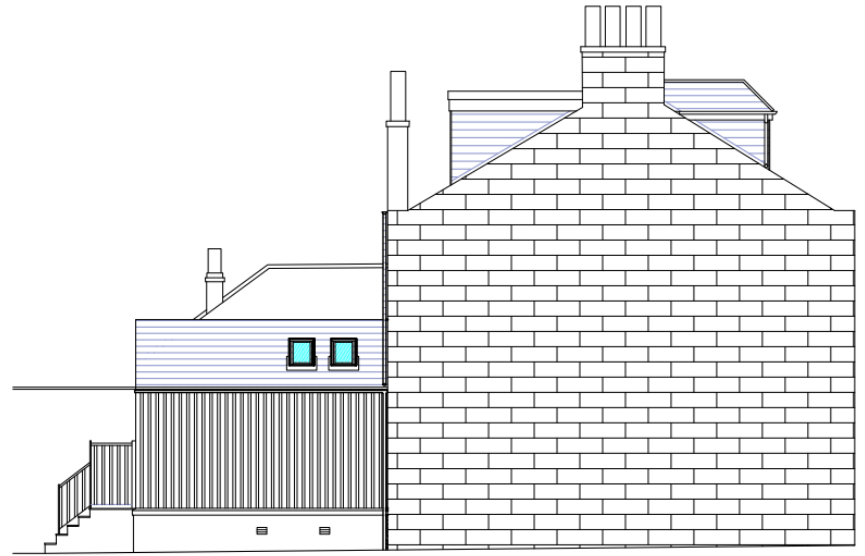


# Side (S) elevation

EXISTING



PROPOSED



## FINISHES:-

PITCHED ROOF - NATURAL SLATE

FLAT ROOF - SANRAFIL MEMBRANE - GREY

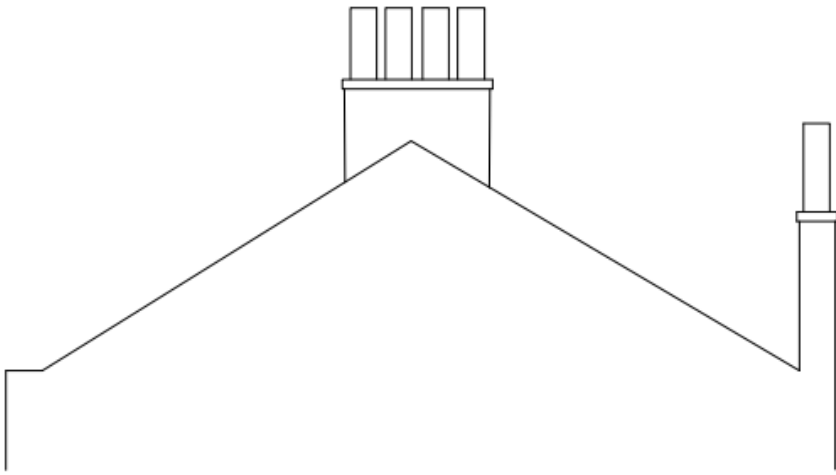
FASCIA - TIMBER - WHITE

RAINWATER GOODS - UPVC - BLACK

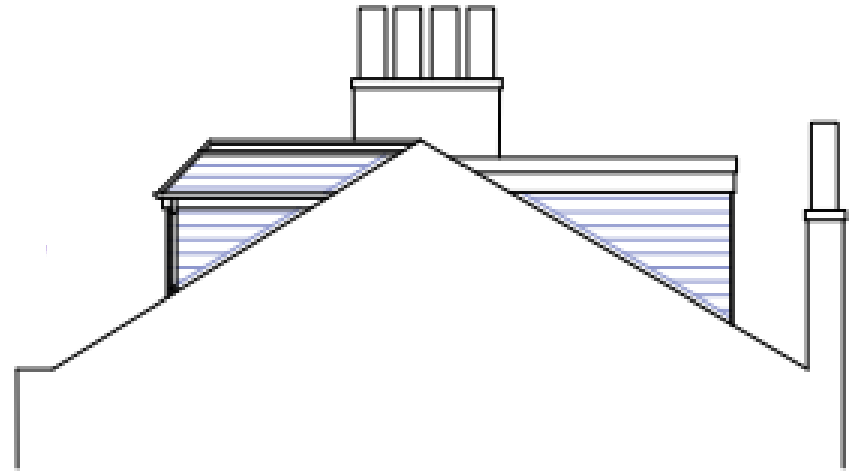
HAFFIT - NATURAL SLATE

# Side (N) elevation

EXISTING

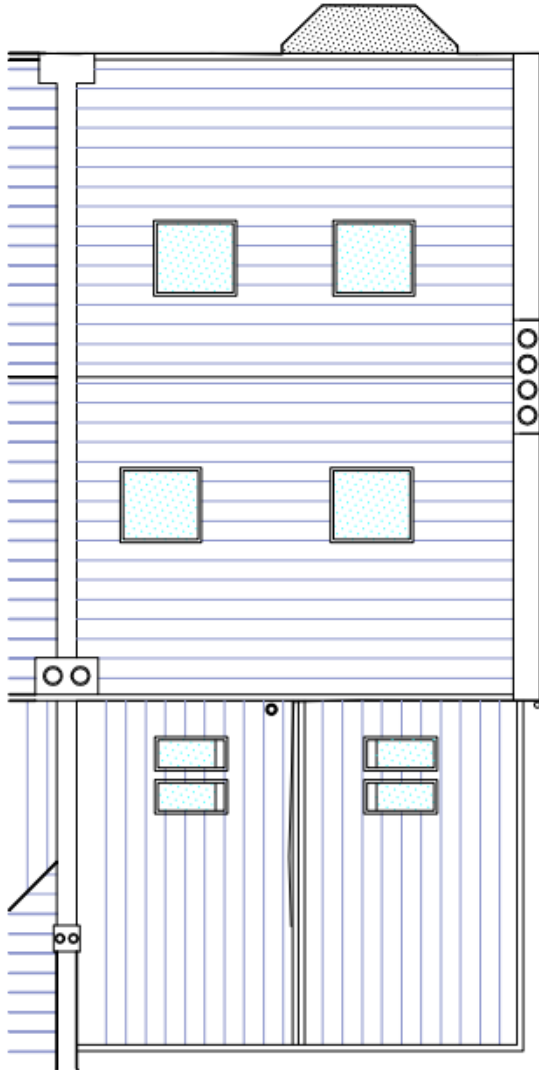


PROPOSED

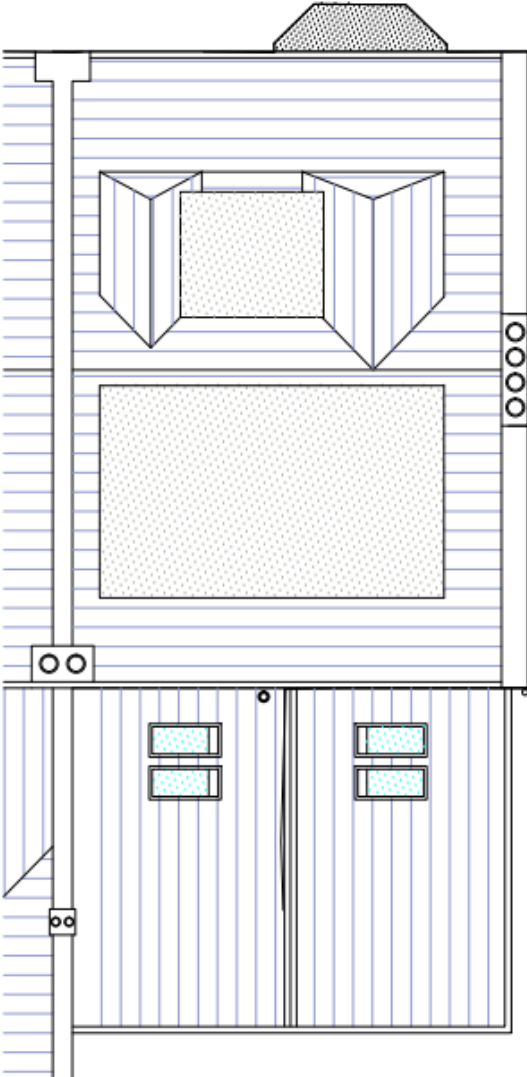


# Roof Plan

EXISTING

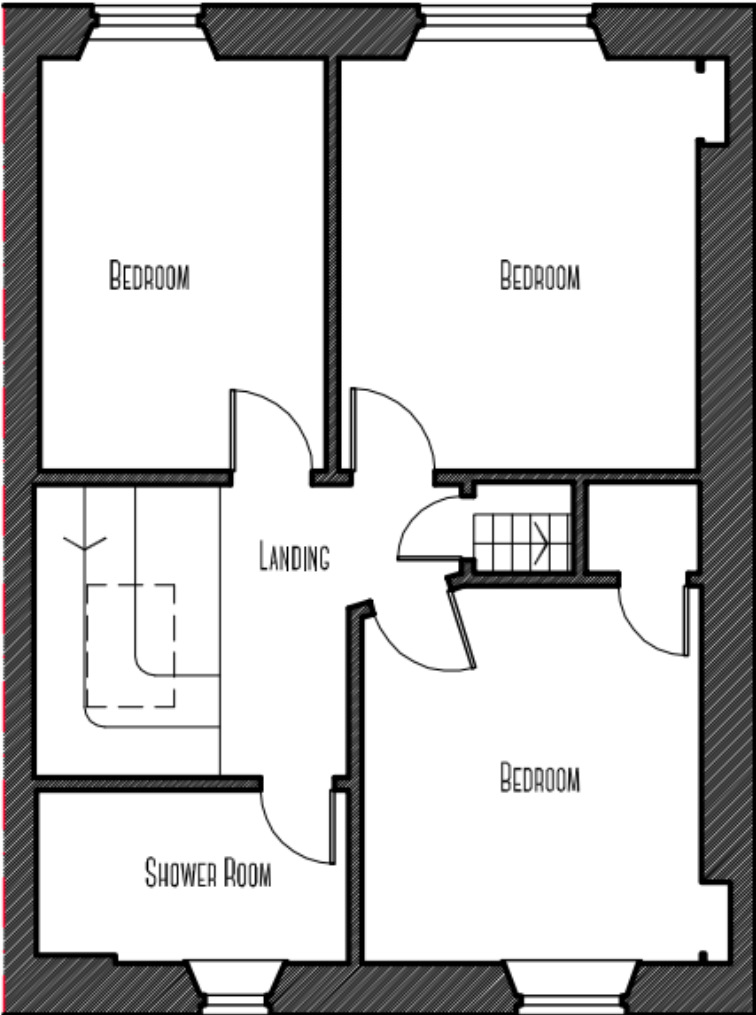


PROPOSED

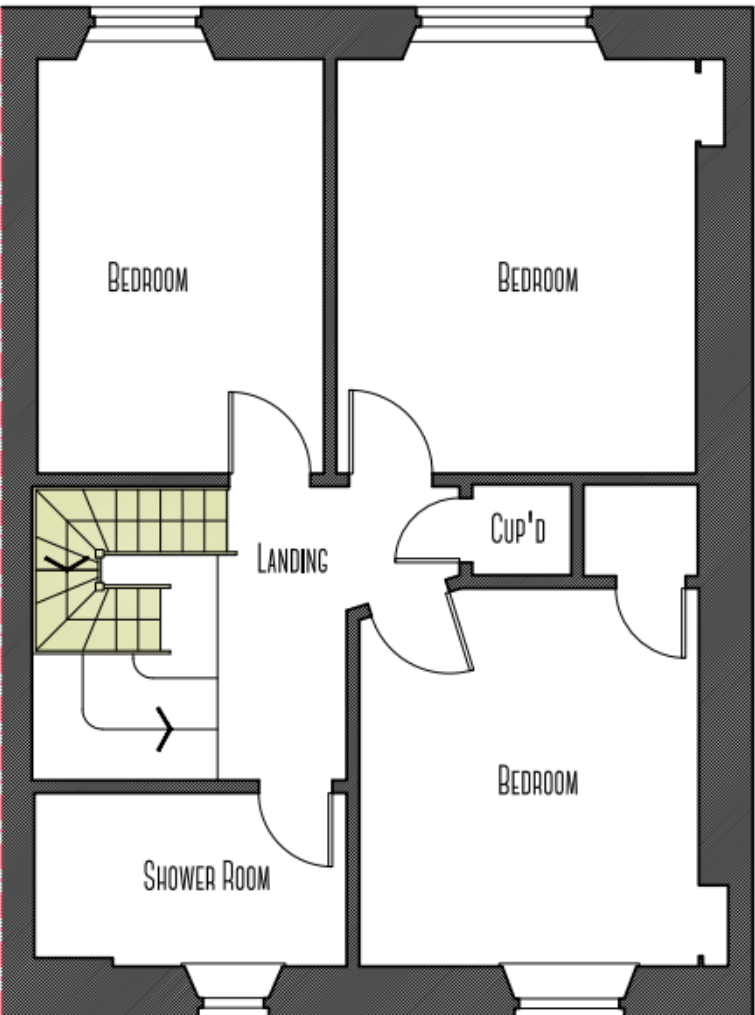


# First Floor Plan

EXISTING

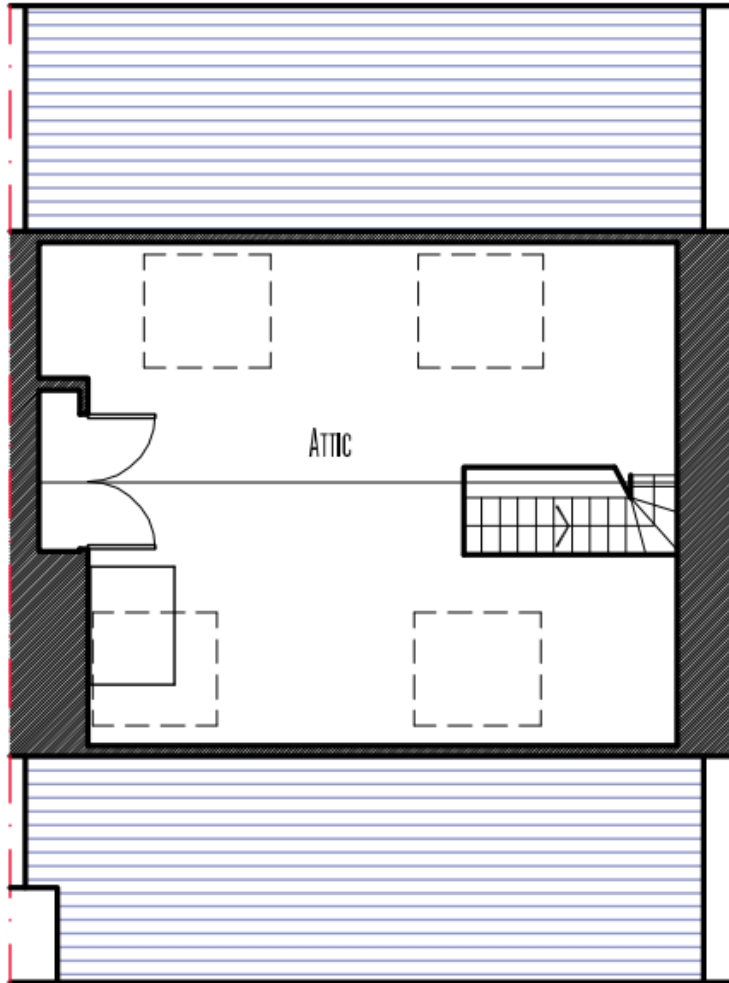


PROPOSED

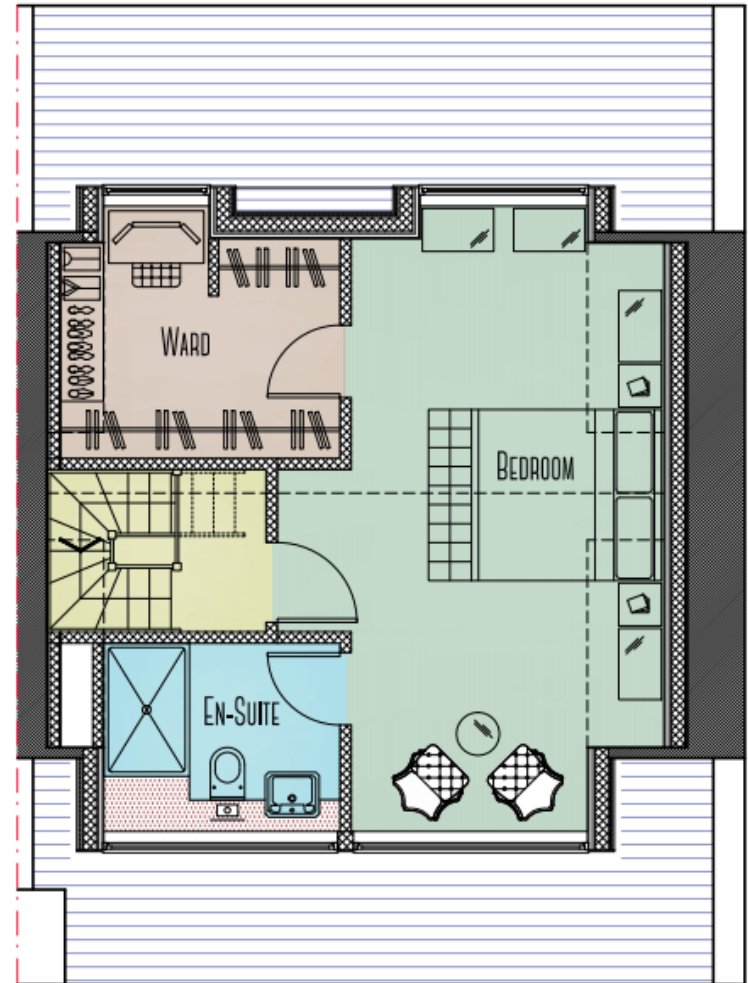


# Second Floor Plan

EXISTING

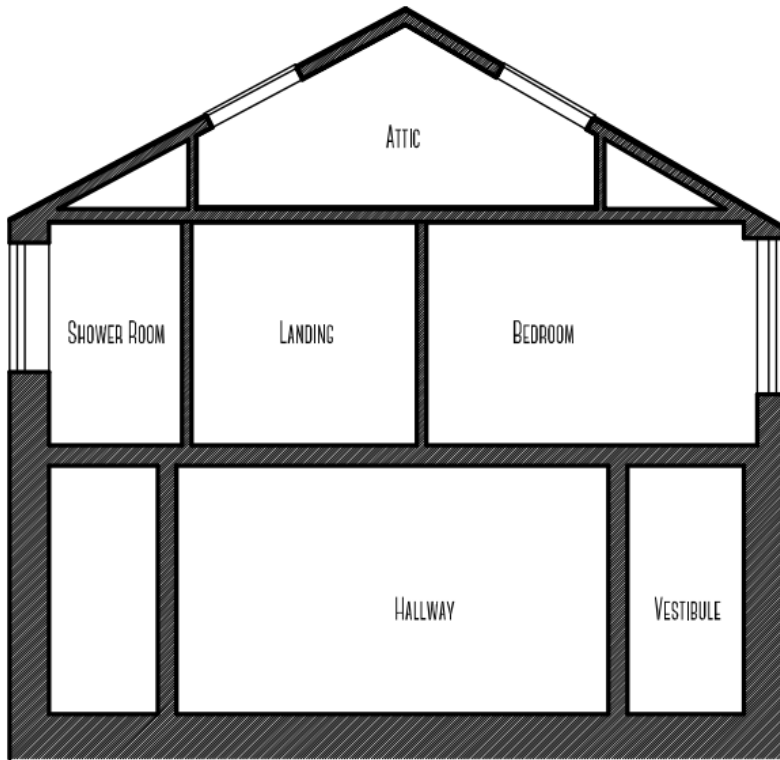


PROPOSED

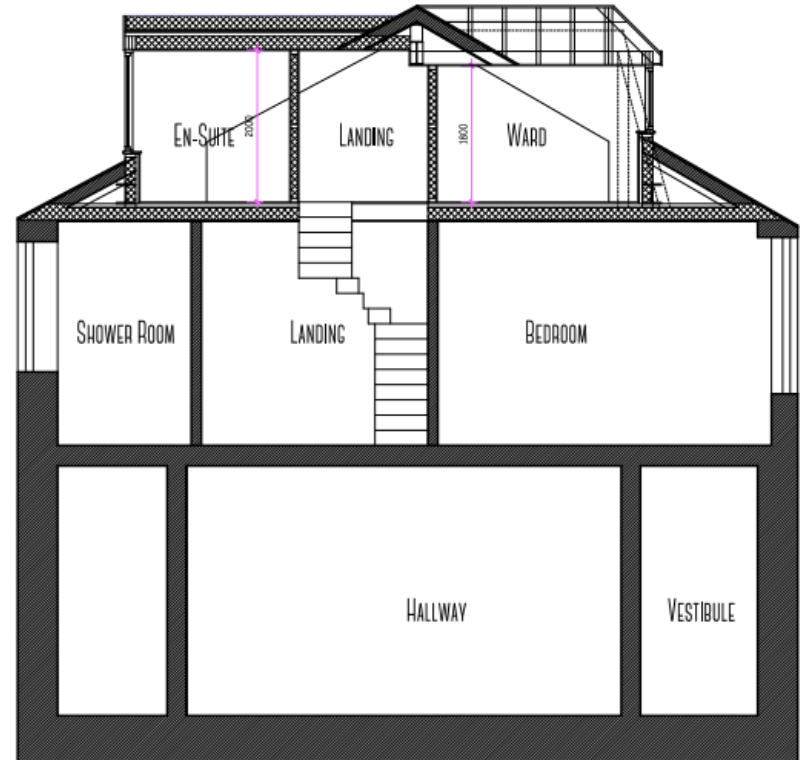


# Section

EXISTING



PROPOSED



# Reasons for Decision

- The proposed linked panelled box dormer on the principal elevation would adversely affect the architectural integrity of the original dwelling by way of its design, siting and proportions
- Box-style dormer is unsympathetic to the historic character of the building
- Sited uncomfortably high on the slope of the roof, unbalancing its appearance particularly when seen alongside the unaltered property at no.4
- Resultant adverse impact on character and amenity of the streetscape, which features few alterations to original roof forms
- Conflict with Householder Development Guide
- Risk of unwelcome precedent if approval encouraged similar unsympathetic alterations, to the detriment of the character and amenity of the area
- Conflict with policies D1, H1 of ALDP and policies of the emerging Proposed ALDP

# Policy H1 (Residential Areas)

## Policy H1 - Residential Areas

Within existing residential areas (H1 on the Proposals Map) and within new residential developments, proposals for new development and householder development will be approved in principle if it:

- 1 does not constitute over development;
- 2 does not have an unacceptable impact on the character and amenity of the surrounding area;
- 3 does not result in the loss of valuable and valued areas of open space. Open space is defined in the Aberdeen Open Space Audit 2010; and
- 4 complies with Supplementary Guidance.

- Is this overdevelopment?
- Would it have an *'unacceptable impact on the character and amenity'* of the area?
- Would it result in the loss of open space?
- Does it comply with Supplementary Guidance?



# Householder Development Guidance

## General Principles

- Proposals should be *“architecturally compatible in design and scale with the original house and its surrounding area. Materials used should be complementary to the original building. Any extension or alteration proposed should not serve to overwhelm or dominate the original form or appearance of the dwelling and should be visually subservient in terms of height, mass and scale”*.
- No existing extensions, dormers or other alterations which were approved prior to the introduction of this supplementary guidance will be considered by the planning authority to provide justification for a development proposal which would otherwise fail to comply with the guidance set out in this document.
- New dormers should *“respect scale of the building and should not dominate, overwhelm or unbalance the original roof”*;
- In terraces or blocks of properties of uniform design where there are no existing dormers, the construction of new dormers will not be supported on the front or other prominent elevations (e.g. fronting onto a road);
- On individual properties or in terraces where there are existing well-designed dormers and where there is adequate roof space, the construction of new dormers which match those existing may be acceptable. Additional dormers will not be permitted however, if this results in the roof appearing overcrowded. These dormers should be closely modelled in their detail and position on the roof, on the existing good examples. They will normally be aligned with windows below;

# Householder Development Guidance

## Older properties of a traditional character – Front elevations

- On the public elevations of older properties the Council will seek a traditional, historically accurate style of dormer. In addition, all new dormers will have to be of an appropriate scale, i.e. a substantial area of the original roof must remain untouched and clearly visible around and between dormers.
- Box dormer extensions will not normally be acceptable on the front elevations;
- The aggregate area of all dormers and/or dormer extensions should not dominate the original roof slope. New dormers should align with existing dormers and lower windows and doors;
- The front face of dormers will normally be fully glazed and aprons below the window will not be permitted unless below a traditional three faceted piended dormer;
- Dormers should not normally rise directly off the wallhead.
- The position of the dormer on the roof is very important. Dormers which are positioned too high on the roof give the roof an unbalanced appearance;
- The outer cheek of an end dormer should be positioned at least 700mm in from the face of the gable wall or 1000mm from the verge. Where there is tabling on top of the gable, the cheek should be at least 400mm in from the inside face of the tabling.
- The ridge of any new dormer should be at least 300mm below the ridge of the roof of the original building. If it is considered acceptable for the dormer ridge to be higher than this, it should not nevertheless, breach the ridge or disturb the ridge tile or flashing.

# Householder Development Guidance

## **Dormer Windows – Older properties of a traditional character: Rear elevations**

- The aggregate area of all dormers should not dominate the original roof slope;
- Dormer hafts should be a minimum of 400mm in from the inside face of the gable tabling;
- The front face of dormer extensions should be a minimum of 400mm back from the front edge of the roof, but not so far back that the dormer appears to be pushed unnaturally up the roof slope;
- Flat roofs on box dormers should be a reasonable distance below the ridge;
- Windows should be located at both ends of box dormers;
- A small apron may be permitted below a rear window; and
- Solid panels between windows in box dormers may be permitted but should not dominate the dormer elevation.

# Policy D1 (Quality Placemaking by Design)

## Policy D1 - Quality Placemaking by Design

All development must ensure high standards of design and have a strong and distinctive sense of place which is a result of context appraisal, detailed planning, quality architecture, craftsmanship and materials. Well considered landscaping and a range of transportation opportunities ensuring connectivity are required to be compatible with the scale and character of the developments.

Places that are distinctive and designed with a real understanding of context will sustain and enhance the social, economic, environmental and cultural attractiveness of the city. Proposals will be considered against the following six essential qualities;

- **distinctive**
- **welcoming**
- **safe and pleasant**
- **easy to move around**
- **adaptable**
- **resource efficient**

How a development meets these qualities must be demonstrated in a design strategy whose scope and content will be appropriate with the scale and/or importance of the proposal.

- Does the proposal represent a high standard of design and have strong and distinctive sense of place?

# Points for Consideration:

Zoning: Does the proposal comply with the tests set out in policy H1 (Residential Areas)?

Design: Is the proposal of sufficient design quality (D1) - *having regard for factors such as scale, siting, footprint, proportions relative to original, materials, colour etc?*

Does it accord with the principles set out for both dormer windows and rooflights in the 'Householder Development Guide'?

**1. Does the proposal comply with the Development Plan when considered as a whole?**

**2. Do other material considerations (e.g. Proposed ALDP, SDP) weigh in favour of approval or refusal?**

Decision – state clear reasons for decision

Conditions? (if approved – Planning Adviser can assist)